

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

COMPREHENSIVE PLAN AMENDMENT NO.)
16002, BY THE DIRECTOR OF PLANNING,)
AT THE REQUEST OF OLSSON ASSOCIATES,)
TO AMEND THE FUTURE USE PLAN TO) RESOLUTION NO. R-16-0035
REFLECT CHANGES IN LAND USE FROM)
AGRICULTURAL TO RESIDENTIAL-LOW)
DENSITY, ON APPROXIMATELY 118 ACRES)
NORTHWEST OF SOUTH 82nd STREET AND)
ROCA ROAD, LANCASTER COUNTY,)
NEBRASKA)

WHEREAS, the Director of Planning, at the request of Olsson Associates on behalf of Alan and Laurel Baade, wishes to amend the 2040 Lincoln/Lancaster County Comprehensive Plan to change the Future Land Use Plan designation from Agricultural to Residential-Low Density, on property generally located northwest of South 82nd Street and Roca Road, and legally described as shown in Exhibit A, which Exhibit is attached hereto and is incorporated herein by this reference;

WHEREAS, the Lincoln-Lancaster County Planning Department recommends approval of Comprehensive Plan Amendment No. 16002, concluding that the 2040 Comprehensive Plan encourages preservation of farm land to be balanced with the clustering of acreages together in specific areas, where there is adequate water and infrastructure to support the development, and that this area meets the goals of the Comprehensive Plan and provides for additional residential acreages in an area where there is established demand, adequate services, and currently a more limited supply of acreage lots;

WHEREAS, on May 25, 2016, the Lincoln-Lancaster County Planning Commission held a public hearing regarding said amendments;

WHEREAS, on May 25, 2016, the Lincoln-Lancaster County Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of the comprehensive plan amendment;

WHEREAS, on July 5, 2016, the Lancaster County Board of County Commissioners conducted a public hearing regarding said amendment; and

WHEREAS, on July 5, 2016, the Board of Commissioners agreed with the Planning Commission and voted to approve said amendment;

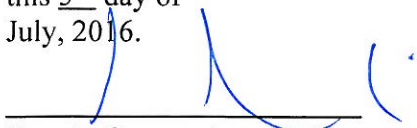
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska, that the 2040 Lincoln-Lancaster County Comprehensive Plan be amended as follows:

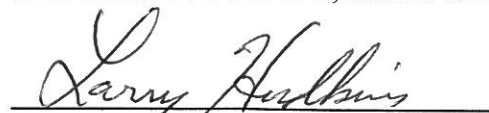
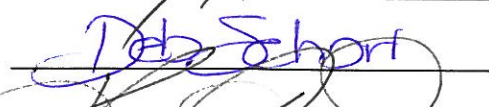

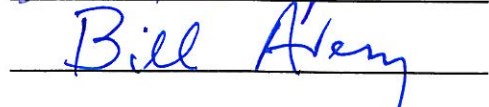

1. Amend the Lancaster County Future Land Use Plan on pages 1.8 and 12.2 to reflect changes in land use from Agricultural to Residential-Low Density on approximately 118 acres northwest of S. 82nd Street and Roca Road, Lancaster County Nebraska, as legally described in Exhibit A.

DATED this 5th day of July, 2016, in the County-City Building, Lincoln,
Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF
LANCASTER COUNTY, NEBRASKA

APPROVED AS TO FORM
this 5th day of
July, 2016.


Deputy County Attorney
for JOE KELLY
Lancaster County Attorney

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 4 I.T., LOT 22 I.T. AND LOT 23 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S89°26'28"W, A DISTANCE OF 49.60' TO A POINT; THENCE N00°33'32"W, A DISTANCE OF 40.00' TO THE SOUTHEAST CORNER OF LOT 21 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, AND ON THE NORTH RIGHT-OF-WAY LINE OF ROCA ROAD; THENCE S89°26'28"W, ON THE SOUTH LINE OF SAID LOT 21 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,273.54' TO THE SOUTHWEST CORNER OF SAID LOT 21 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING S89°26'28"W ON THE SOUTH LINE OF SAID LOT 4, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,323.54' TO THE SOUTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°01'24"W, ON THE WEST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,601.23' TO THE NORTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°32'07"E, ON THE NORTH LINE OF SAID LOT 4 I.T., AND ON THE NORTH LINE OF LOT 22 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,613.19' TO THE NORTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, SAID POINT ALSO BEING 35.47' WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°59'30"W, ON THE EAST LINE OF SAID LOT 22 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 675.02' TO THE SOUTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 23 I.T., SAID POINT BEING 47.01' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°59'23"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 175.35' TO AN EAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING 50.00' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'44"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 499.61' TO THE SOUTHEAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 20 I.T.; THENCE S89°32'07"W, ON THE SOUTH LINE OF SAID LOT 23 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 20 I.T., A DISTANCE OF 1,273.91' TO THE SOUTHWEST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 20 I.T., SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 4 I.T.; THENCE S00°00'20"E, ON THE EAST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID LOT 20 I.T., AND ON THE WEST LINE OF SAID LOT 21 I.T., A DISTANCE OF 1,249.32' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 5,168,135.20 SQUARE FEET OR 118.64 ACRES, MORE OR LESS.